

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Ken Richardson
613 N.E. 11 Avenue

Case #: 105-R-02

Date: 9/24/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. A 7.5 foot wide alley reservation appears to exist along the west boundary of this site (see the survey). This alley shall require vacation prior to DRC Authorization for this site plan since a wall is indicated within the alley.
3. The pedestrian and utility easements drawn on plan sheet SP-1 along the south and west boundaries of this project require attention. The easement shown in N.E. 6 Street is either incorrectly labeled or incorrectly located. The easement along the west boundary lies within a public alley reservation. The easement must be retained in place of that alley vacation but requires a separate application to DRC for accomplishing this effort.
4. A power pole may be located within the access to the garage for unit 12. Please verify this conflict and revise the access so as to eliminate the impact of this pole.
5. Provide a plan which details the water and sewer services to each unit.
6. A ten (10) foot triangle for visibility shall be provided at the intersection of the property line and the access to this site from S.W. 2 Court.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Ken Richardson

Case #: 105-R-02

Date: 9/24/02

Comments:

- 1) Flow test required.
- 2) Fire sprinkler system required at permit phase.
- 3) Show fire main, hydrant, DDC and FDC on civil plan.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Ken Richardson

Case #: 105-R-02

Date: 9/24/02

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Ken Richardson

Case #: 105-R-02

Date: 9/24/02

Comments:

1. Make sure there are no sight visibility violations at the street intersection. There can be no plant material that obstructs visibility between 30" and 8' in the 25' sight triangle.
2. Indicate any utilities that would affect proposed planting on the Landscape Plan. If there are overhead lines, they should be placed underground.
3. Maintain Code required tree spacing, which is 22.5 between shade trees and non-shade trees.
4. Provide a list of the existing trees and palms to be removed. Any palms which would be considered good candidates for relocation should be relocated.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Ken Richardson

Case #: 105-R-02

Date: 9/24/02

Comments: Site Plan Level II / 12 Townhomes

1. This is a new use and must meet all current code requirements.
2. Provide a narrative describing how this project complies with Sec 47-18.33, Townhouse.
3. Provide dimensions on the site plan for all stepbacks of exterior walls. Also provide calculations showing compliance with the 5' stepback in the front façade for 25% of the building.
4. Remove the encroachment into the setback at rooftop balcony.
5. Dimension the bay window and calculate the percentage of the façade it occupies, this percentage can not be greater than 20%.
6. Indicate the location of the trash receptacles.
7. All roof mounted equipment must be screened from view.
8. Additional comments may be forthcoming at the DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Ken Richardson

Case #: 105-R-02

Date: 9/24/02

Comments:

1. All glass windows/doors are to adhere to SFBC standards.
2. Recommend burglar alarm for each unit.
3. Suggest garage door control include a panic alarm system, which work with the burglar alarm system.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Ken Richardson

Case #: 105-R-02

Date: 9/24/02

Comments:

1. Provide a text narrative outlining how the proposed townhouse project complies with the requirements of section 47-18.33 point by point.
2. Roof top balcony encroaches into the setback.
3. Demonstrate on the site and elevation plans how the townhouse project complies with the additional five (5) foot setback for twenty-five (5) percent of the front facades pursuant to section 47-18.33.B.3.
4. Balconies and bay windows shall not exceed twenty (20) percent of the façade in which they are located pursuant to section 47-19.2.B.
5. Roof mounted equipment shall be screened from view pursuant to section 47-19.2.Z.
6. Additional comments may forthcoming at DRC meeting.